

RECEIVED

FEB 04 2026

DEPT OF WATER RESOURCES
SOUTHERN REGIONSTATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
36-8569	Yes ☐	Yes ☐	36-16959	Yes ☒	Yes ☐
36-4193	Yes ☐	Yes ☐	36-16960	Yes ☒	Yes ☐
36-16956	Yes ☒	Yes ☐	36-16961	Yes ☒	Yes ☐
36-16957	Yes ☒	Yes ☐	36-16983	Yes ☒	Yes ☐
36-16958	Yes ☒	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Michael J. Sirucek
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Roth Investments, LLC, an Idaho limited liability company
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 539 S 800 E Jerome ID 83338
Mailing address City State Zip
- (208) 324-4088 (208) 308-3728
Telephone Email
4. If the water rights and/or adjudication claims were split, how did the division occur?
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: January 28, 2026
6. Do you own the land identified as the water right place of use? Yes ☐ No ☐
 o If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.
7. This form must be signed and submitted with the following **REQUIRED** items:
☐ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☐ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☐ Filing fee (see instructions for further explanation):
 o \$25 per *undivided* water right.
 o \$100 per *split* water right.
 o No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: [Signature] as authorized agent of Roth Investments, LLC Jan 28, 2026
 Signature of new owner/claimant Title, if applicable Date
Evan Roth,
 Print name

Signature: _____
 Signature of new owner/claimant Title, if applicable Date
 Print name

Received by SG Date 2/4/2026 For IDWR Office Use Only: Receipt No. 5040924 Receipt Amt. \$750-
 Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐
 Name on W-9 _____ Approved by _____ Processed by TW Date 4/27/2026

SUPPORT DATA
 IN FILE # 36-4193



Instrument # 2600406
JEROME COUNTY, JEROME, IDAHO
01-29-2026 11:47:35 AM No. of Pages: 9
Recorded for: TITLEONE - EAST REGION
CYRL LOOTENS Fee: \$15.00
Ex-Officio Recorder Deputy: jw
Electronically Recorded by Simplifile

File # 25546013

Quitclaim Deed

For value received, **Michael James Sirucek, an individual**

Does hereby convey, release, remise, and forever quit claim unto

Michael James Sirucek, an individual

whose current address is 472 A S 1000 E, Jerome, ID 83338

the following described premises:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Remainder of this page intentionally left blank.

Date: January 28, 2026

Michael James Sirucek
Michael James Sirucek

State of Idaho, County of Jerome, ss.

On this 28 day of January in the year of 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael James Sirucek known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Laury Lamb
Notary Public
Residing at: Jerome, ID
My Commission Expires: 04/02/2028
(seal)

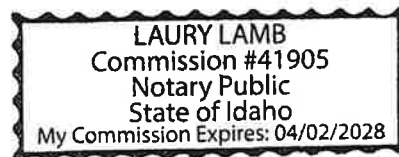


EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

PARCEL 1

EXHIBIT "A"

L E G A L D E S C R I P T I O N

Part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 15 in Township 9 South, Range 18 East of the Boise Meridian, Jerome County, State of Idaho.

Commencing at the Northeast Corner of Section 15 in T.9 S., R.18 E., B.M., said corner marked by a $\frac{3}{8}$ " rebar with 2" aluminum cap which shall be the Point of Beginning;

THENCE South 00 degrees 04 minutes 14 seconds East along the east line of Section 15 for a distance of 683.90 feet to a $\frac{1}{2}$ " rebar;

THENCE North 87 degrees 48 minutes 55 seconds West for a distance of 116.58 feet to a $\frac{1}{2}$ " rebar;

THENCE North 32 degrees 46 minutes 17 seconds West for a distance of 404.98 feet to a $\frac{1}{2}$ " rebar;

THENCE North 55 degrees 38 minutes 20 seconds West for a distance of 187.12 feet to a $\frac{1}{2}$ " rebar;

THENCE North 23 degrees 49 minutes 03 seconds West for a distance of 253.15 feet to a $\frac{1}{2}$ " rebar on the north line of Section 15;

THENCE North 89 degrees 49 minutes 58 seconds East along said section line for a distance of 591.56 feet to the Point of Beginning.

Said property contains 5.66 acres more or less, and is subject to and Together With an access, utility & irrigation easement more particularly described as follows; (EXHIBIT "B" Easement No. 1 Description)

PARCEL 2

EXHIBIT "A"

L E G A L D E S C R I P T I O N

Part of the NW $\frac{1}{4}$, Part of the N $\frac{1}{2}$ SW $\frac{1}{4}$, the W $\frac{1}{2}$ NE $\frac{1}{4}$ & the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 14 in Township 9 South, Range 18 East of the Boise Meridian, Jerome County, State of Idaho.

Commencing at the Northwest Corner of Section 14 in T.9 S., R.18 E., B.M., said corner marked by a $\frac{5}{8}$ " rebar with 2" aluminum cap which shall be the Point of Beginning;

THENCE South 89 degrees 45 minutes 24 seconds East along the north line of Section 14 for a distance of 2654.00 feet to a $\frac{5}{8}$ " rebar with 2" aluminum cap at the North $\frac{1}{4}$ Corner;

THENCE South 89 degrees 46 minutes 57 seconds East along said section line for a distance of 1320.30 feet to a $\frac{5}{8}$ " rebar at the Northeast Corner of the W $\frac{1}{2}$ NE $\frac{1}{4}$;

THENCE South 00 degrees 05 minutes 34 seconds West along the east line of the W $\frac{1}{2}$ NE $\frac{1}{4}$ for a distance of 2645.22 feet $\frac{5}{8}$ " rebar at the Northeast Corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$;

THENCE South 00 degrees 01 minutes 10 seconds West along the east line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ for a distance of 1320.05 feet $\frac{5}{8}$ " rebar at the Southeast Corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$;

THENCE North 89 degrees 49 minutes 06 seconds West along the south line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ and N $\frac{1}{2}$ SW $\frac{1}{4}$ for a distance of 1903.60 feet to a $\frac{1}{2}$ " rebar;

THENCE North 00 degrees 03 minutes 47 seconds East for a distance of 2570.59 feet to a $\frac{1}{2}$ " rebar;

THENCE along a non-tangent curve to the left for a distance of 493.73 feet to a $\frac{1}{2}$ " rebar, said curve having a radius of 474.73 feet, a delta angle of 59 degrees 35 minutes 23 seconds, and a long chord bearing of North 05 degrees 02 minutes 19 seconds West for a distance of 471.78 feet;

THENCE North 04 degrees 13 minutes 36 seconds West for a distance of 148.45 feet to a $\frac{1}{2}$ " rebar;

THENCE North 79 degrees 20 minutes 56 seconds West for a distance of 230.57 feet to a $\frac{1}{2}$ " rebar;

THENCE South 88 degrees 49 minutes 23 seconds West for a distance of 270.41 feet to a $\frac{1}{2}$ " rebar;

(Con't on page 2)

PARCEL 2 (Con't)
(Page 2)

THENCE South 63 degrees 10 minutes 55 seconds West for a distance of 349.60 feet to a ½" rebar;

THENCE North 72 degrees 02 minutes 31 seconds West for a distance of 321.41 feet to a ½" rebar;

THENCE North 73 degrees 04 minutes 48 seconds West for a distance of 354.47 feet to a ½" rebar;

THENCE North 87 degrees 48 minutes 55 seconds West for a distance of 562.15 feet to a ½" rebar on the west line of Section 14;

THENCE North 00 degrees 04 minutes 14 seconds West along said section line for a distance of 683.90 feet to the Point of Beginning.

Said property contains 209.40 acres more or less, and is subject to and Together With an access, utility & irrigation easement more particularly described as follows; (EXHIBIT "B" Easement No. 1 Description)

EXHIBIT "B"

Easement No. 1 (Access, Utility & Irrigation)

L E G A L D E S C R I P T I O N

Part of the NW $\frac{1}{4}$ and Part of the N $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 14 and Part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 15 in Township 9 South, Range 18 East of the Boise Meridian, Jerome County, State of Idaho.

Commencing at the Northwest Corner of Section 14 in T.9 S., R.18 E., B.M., said corner marked by a $\frac{5}{8}$ " rebar with 2" aluminum cap which shall be the Point of Beginning;

THENCE South 89 degrees 45 minutes 24 seconds East along the north line of Section 14 for a distance of 25.00 feet;

THENCE South 00 degrees 04 minutes 14 seconds East for a distance of 421.31 feet;

THENCE South 30 degrees 50 minutes 33 seconds East for a distance of 130.05 feet;

THENCE South 78 degrees 03 minutes 53 seconds East for a distance of 512.49 feet;

THENCE South 74 degrees 44 minutes 48 seconds East for a distance of 560.76 feet;

THENCE North 86 degrees 12 minutes 27 seconds East for a distance of 124.08 feet;

THENCE North 69 degrees 45 minutes 52 seconds East for a distance of 286.97 feet;

THENCE North 83 degrees 30 minutes 57 seconds East for a distance of 260.01 feet;

THENCE South 64 degrees 34 minutes 55 seconds East for a distance of 281.48 feet;

THENCE South 04 degrees 13 minutes 36 seconds East for a distance of 156.24 feet;

THENCE along a non-tangent curve to the right for a distance of 359.13 feet, said curve having a radius of 499.73 feet, a delta angle of 41 degrees 10 minutes 35 seconds, and a long chord bearing of South 13 degrees 27 minutes 06 seconds East for a distance of 351.46 feet;

THENCE South 07 degrees 17 minutes 33 seconds East for a distance of 47.47 feet;

(Con't on page 2)

EXHIBIT "B"

(CONT'D)

Easement No. 1 (Con't) (Access, Utility & Irrigation)
(Page 2)

THENCE South 02 degrees 04 minutes 19 seconds West for a distance of 104.34 feet;

THENCE North 74 degrees 26 minutes 28 seconds East for a distance of 38.25 feet;

THENCE South 15 degrees 33 minutes 32 seconds East for a distance of 29.94 feet;

THENCE South 74 degrees 26 minutes 28 seconds West for a distance of 90.27 feet;

THENCE South 00 degrees 03 minutes 47 seconds West for a distance of 2513.23 feet to the south line of the N $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 14;

THENCE North 89 degrees 49 minutes 06 seconds West along said 1/16th section line for a distance of 50.00 feet;

THENCE North 00 degrees 03 minutes 47 seconds East for a distance of 2576.09 feet;

THENCE along a non-tangent curve to the left for a distance of 479.89 feet, said curve having a radius of 449.73 feet, a delta angle of 61 degrees 08 minutes 19 seconds, and a long chord bearing of North 05 degrees 07 minutes 29 seconds West for a distance of 457.44 feet;

THENCE North 04 degrees 13 minutes 36 seconds West for a distance of 140.85 feet;

THENCE North 64 degrees 34 minutes 55 seconds West for a distance of 238.12 feet;

THENCE South 83 degrees 30 minutes 57 seconds West for a distance of 239.69 feet;

THENCE South 69 degrees 45 minutes 52 seconds West for a distance of 288.17 feet;

THENCE South 86 degrees 12 minutes 27 seconds West for a distance of 98.36 feet;

THENCE South 05 degrees 19 minutes 57 seconds East for a distance of 63.59 feet;

THENCE North 72 degrees 02 minutes 31 seconds West for a distance of 54.44 feet;

THENCE North 05 degrees 19 minutes 57 seconds West for a distance of 46.44 feet;

THENCE North 74 degrees 44 minutes 48 seconds West for a distance of 558.42 feet;

(Con't on page 3)

EXHIBIT "B"

Easement No. 1 (Con't) (Access, Utility & Irrigation)
(Page 3)

THENCE North 78 degrees 03 minutes 53 seconds West for a distance of 251.31 feet;

THENCE South 02 degrees 22 minutes 55 seconds East for a distance of 61.12 feet;

THENCE North 87 degrees 48 minutes 55 seconds West for a distance of 50.16 feet;

THENCE North 02 degrees 22 minutes 55 seconds West for a distance of 69.89 feet;

THENCE North 78 degrees 03 minutes 53 seconds West for a distance of 229.98 feet;

THENCE North 30 degrees 50 minutes 33 seconds West for a distance of 165.67 feet;

THENCE North 00 degrees 04 minutes 14 seconds West for a distance of 237.87 feet;

THENCE South 74 degrees 12 minutes 39 seconds West for a distance of 224.95 feet;

THENCE South 03 degrees 04 minutes 44 seconds West for a distance of 208.71 feet;

THENCE North 32 degrees 46 minutes 17 seconds West for a distance of 34.15 feet;

THENCE North 03 degrees 04 minutes 44 seconds East for a distance of 195.34 feet;

THENCE North 74 degrees 12 minutes 39 seconds East for a distance of 244.88 feet;

THENCE North 00 degrees 04 minutes 14 seconds West for a distance of 176.52 feet to the north line of Section 15;

THENCE North 89 degrees 49 minutes 58 seconds East along said section line for a distance of 25.00 feet to the Point of Beginning.

Said property contains 7.14 acres more or less.

Instrument # 2600408
JEROME COUNTY, JEROME, IDAHO
01-29-2026 11:47:35 AM No. of Pages: 7
Recorded for: TITLEONE - EAST REGION
CYRL LOOTENS Fee: \$16.00
Ex-Officio Recorder Deputy: jw
Electronically Recorded by Simplifile

25546013

WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, Michael James Sirucek, an individual ("**Grantor**"), does hereby grant, bargain, sell and convey unto Roth Investments, L.L.C., an Idaho limited liability company ("**Grantee**") of 539 South 800 East, Jerome, Idaho 83338, the following described real property, located in Jerome County, Idaho, to wit (the "**Premises**"):

See Exhibit A attached hereto and incorporated herein by this reference.

TOGETHER WITH water and specific water rights and other entitlements to water appurtenant to or beneficially used upon the Premises that are described on Exhibit B, and all other ditch and canal company, water association, irrigation district, or other water delivery entity shares and entitlements to receive water from any such company, association, district or other entity, and all ditch rights, easements, and rights of way associated with any irrigation or other water well, pump, delivery ditch, canal, lateral, pipeline, or facilities used to divert, convey or deliver any water, water rights, or entitlements that are described on Exhibit B, and all minerals and mineral rights appurtenant thereto, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof and all estate, right, title and interest in and to the Premises, as well in law as in equity. Grantor for the consideration provided herein further grants to Grantee any and all necessary easements over unrelated real property owned by Grantor as they may be determined in the future to allow for Grantee to utilize the water rights, delivery ditches and the like described herein.

TO HAVE AND TO HOLD the Premises with its appurtenances unto Grantee, its successors and assigns, forever, and subject to the matters set forth on Exhibit C to this Warranty Deed attached hereto and incorporated herein (the "**Permitted Exceptions**"). Grantor does hereby covenant to and with Grantee, and its successors and assigns forever, that Grantor is owner in fee simple of the Premises; that Grantor has a good right to convey the fee simple; that the Premises is free from any and all liens, claims, encumbrances or other defects of title except the Permitted

Exceptions; that Grantor shall and will warrant and defend the quiet and peaceful possession of said Premises by Grantee, and its successors and assigns forever, against all other claims whatsoever except as excluded or excepted herein and that Grantor and its successors and assigns will, on demand of the Grantee or its successors or assigns, execute any instrument necessary for the further assurance of the title to the Premises that may be reasonably required.

DATED effective as of the 28 day of January 2026.

MICHAEL JAMES SIRUCEK, an individual

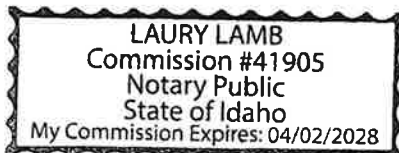
By: Michael James Sirucek

Michael James Sirucek

STATE OF IDAHO)
 : ss.
County of Jerome)

On this 28 day of January, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael James Sirucek, known or identified to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Laury Lamb
Notary Public for Idaho
Residing at: Jerome, ID
My commission expires: 04/02/2028

Exhibit A to Warranty Deed

PARCEL NO. 1:

TOWNSHIP 9 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, STATE OF IDAHO

Section 14: Part of the NW $\frac{1}{4}$ and Part of the N $\frac{1}{2}$ SW $\frac{1}{4}$, more particularly described as follows:

Commencing at the Northwest Corner of Section 14, said corner marked by a 5/8 inch rebar with 2 inch aluminum cap; Thence South 00°04'14" East along the west line of Section 14 for a distance of 683.90 feet to a ½ inch rebar which shall be the POINT OF BEGINNING;

Thence South 87°48'55" East for a distance of 562.15 feet to a ½ inch rebar;

Thence South 73°04'48" East for a distance of 354.47 feet to a ½ inch rebar;

Thence South 72°02'31" East for a distance of 321.41 feet to a ½ inch rebar;

Thence North 63°10'55" East for a distance of 349.60 feet to a ½ inch rebar;

Thence North 88°49'23" East for a distance of 270.41 feet to a ½ inch rebar;

Thence South 79°20'56" East for a distance of 230.57 feet to a ½ inch rebar;

Thence South 04°13'36" East for a distance of 148.45 feet to a ½ inch rebar;

Thence along a non-tangent curve to the right for a distance of 493.73 feet to a ½ inch rebar, said curve having a radius of 474.73 feet, a delta angle of 59°35'23", and a long chord bearing of South 05°02'19" East for a distance of 471.78 feet;

Thence South 00°03'47" West for a distance of 2570.59 feet to a ½ inch rebar on the south line of the N $\frac{1}{2}$ SW $\frac{1}{4}$;

Thence North 89°49'06" West along said 1/16th section line for a distance of 2061.06 feet to a 5/8 inch rebar at the Southwest Corner of the N $\frac{1}{2}$ SW $\frac{1}{4}$;

Thence North 00°04'14" West along the west line of Section 14 for a distance of 1323.00 feet to a 5/8 inch rebar with 2 inch aluminum cap at the West ¼ Corner;

Thence North 00°04'14" West along said section line for a distance of 1962.10 feet to the POINT OF BEGINNING.

PARCEL NO. 2:

TOWNSHIP 9 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, STATE OF IDAHO

Section 15: W $\frac{1}{2}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$ and Part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$, described as follows:

Commencing at the Northeast Corner of Section 15, said corner marked by a 5/8 inch rebar with 2 inch aluminum cap; Thence South 00°04'14" East along the east line of Section 15 for a distance of 683.90 feet to a ½ inch rebar which shall be the POINT OF BEGINNING;

Thence South 00°04'14" East along said section line for a distance of 639.10 feet to the Southeast Corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$;

Thence South 89°55'17" West along the south line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ for a distance of 1315.61 feet to the Southwest Corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$;

Thence North 00°02'49" West along the west line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ for a distance of 1320.96 feet to the Northwest Corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$;

Thence North 89°49'58" East along the north line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ for a distance of 723.50 feet to a ½ inch rebar;

Thence South 23°49'03" East for a distance of 253.15 feet to a ½ inch rebar;

Thence South 55°38'20" East for a distance of 187.12 feet to a ½ inch rebar;

Thence South 32°46'17" East for a distance of 404.98 feet to a ½ inch rebar;
Thence South 87°48'55" East for a distance of 116.58 feet to the POINT OF BEGINNING.

THE PORTION OF THE NE¼/NE¼ DESCRIBED ABOVE IS NON-BUILDABLE

EASEMENT NO. 1:

An Access, Utility, and Irrigation Easement for the benefit of Parcel Nos. 1 and 2, described as follows:

TOWNSHIP 9 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, STATE OF IDAHO

Sections 14 and 15: Part of the NW¼ and Part of the N½SW¼ of Section 14 and Part of the NE¼NE¼ of Section 15, more particularly described as follows;

Commencing at the Northwest Corner of Section 14, said corner marked by a 5/8 inch rebar with 2 inch aluminum cap which shall be the POINT OF BEGINNING;
Thence South 89°45'24" East along the north line of Section 14 for a distance of 25.00 feet;
Thence South 00°04'14" East for a distance of 421.31 feet;
Thence South 30°50'33" East for a distance of 130.05 feet;
Thence South 78°03'53" East for a distance of 512.49 feet;
Thence South 74°44'48" East for a distance of 560.76 feet;
Thence North 86°12'27" East for a distance of 124.08 feet;
Thence North 69°45'52" East for a distance of 286.97 feet;
Thence North 83°30'57" East for a distance of 260.01 feet;
Thence South 64°34'55" East for a distance of 281.48 feet;
Thence South 04°13'36" East for a distance of 156.24 feet;
Thence along a non-tangent curve to the right for a distance of 359.13 feet, said curve having a radius of 499.73 feet, a delta angle of 41°10'35", and a long chord bearing of South 13°27'06" East for a distance of 351.46 feet;
Thence South 07°17'33" East for a distance of 47.47 feet;
Thence South 02°04'19" West for a distance of 104.34 feet;
Thence North 74°26'28" East for a distance of 38.25 feet;
Thence South 15°33'32" East for a distance of 29.94 feet;
Thence South 74°26'28" West for a distance of 90.27 feet;
Thence South 00°03'47" West for a distance of 2513.23 feet to the south line of the N½SW¼ of Section 14;
Thence North 89°49'06" West along said 1/16th section line for a distance of 50.00 feet;
Thence North 00°03'47" East for a distance of 2576.09 feet;
Thence along a non-tangent curve to the left for a distance of 479.89 feet, said curve having a radius of 449.73 feet, a delta angle of 61°08'19", and a long chord bearing of North 05°07'29" West for a distance of 457.44 feet;
Thence North 04°13'36" West for a distance of 140.85 feet;
Thence North 64°34'55" West for a distance of 238.12 feet;
Thence South 83°30'57" West for a distance of 239.69 feet;
Thence South 69°45'52" West for a distance of 288.17 feet;
Thence South 86°12'27" West for a distance of 98.36 feet;
Thence South 05°19'57" East for a distance of 63.59 feet;
Thence North 72°02'31" West for a distance of 54.44 feet;
Thence North 05°19'57" West for a distance of 46.44 feet;
Thence North 74°44'48" West for a distance of 558.42 feet;

Thence North 78°03'53" West for a distance of 251.31 feet;
Thence South 02°22'55" East for a distance of 61.12 feet;
Thence North 87°48'55" West for a distance of 50.16 feet;
Thence North 02°22'55" West for a distance of 69.89 feet;
Thence North 78°03'53" West for a distance of 229.98 feet;
Thence North 30°50'33" West for a distance of 165.67 feet;
Thence North 00°04'14" West for a distance of 237.87 feet;
Thence South 74°12'39" West for a distance of 224.95 feet;
Thence South 03°04'44" West for a distance of 208.71 feet;
Thence North 32°46'17" West for a distance of 34.15 feet;
Thence North 03°04'44" East for a distance of 195.34 feet;
Thence North 74°12'39" East for a distance of 244.88 feet;
Thence North 00°04'14" West for a distance of 176.52 feet to the north line of Section 15;
Thence North 89°49'58" East along said section line for a distance of 25.00 feet to the POINT OF BEGINNING.

Exhibit B to Warranty Deed

The water and water rights, water shares, and other entitlements to water appurtenant to or beneficially used upon the Land and limited to the following water rights identified in the records of the Idaho Department of Water Resources that Grantor shall transfer to Grantee:

- 1) IDWR Ground Water Rights: 36-8569 and 36-4193.
- 2) IDWR Water Rights: 36-16956 (Beneficial Uses of Irrigation (All of Irrigation to Grantee), Recreational Storage and Aesthetic Storage (All of Recreational Storage and Aesthetic Storage Retained by Grantor)).
- 3) IDWR Water Rights: 36-16957 (Beneficial Uses of Irrigation (All of Irrigation to Grantee), Recreational Storage and Aesthetic Storage (All of Recreational Storage and Aesthetic Storage Retained by Grantor)).
- 4) IDWR Water Rights: 36-16958 (Beneficial Uses of Irrigation (All of Irrigation to Grantee), Recreational Storage and Aesthetic Storage (All of Recreational Storage and Aesthetic Storage Retained by Grantor)).
- 5) IDWR Water Rights: 36-16959 (Beneficial Uses of Irrigation (All of Irrigation to Grantee), Recreational Storage and Aesthetic Storage (All of Recreational Storage and Aesthetic Storage Retained by Grantor)).
- 6) IDWR Water Rights: 36-16960 (Beneficial Uses of Irrigation (All of Irrigation to Grantee), Stock water (All Stock water to Grantee), Recreational Storage and Aesthetic Storage (All of Recreational Storage and Aesthetic Storage Retained by Grantor)).
- 7) IDWR Water Rights: 36-16961 (Beneficial Uses of Irrigation (All of Irrigation to Grantee), Stock water (All Stock water to Grantee), Recreational Storage and Aesthetic Storage (All of Recreational Storage and Aesthetic Storage Retained by Grantor)).
- 8) IDWR Water Rights: The Irrigation Storage and Irrigation from Storage portion of Water Right No. 36-16982 shall vest to Grantee in the amount of 1,292-acre feet. Grantor is retaining the recreational and aesthetic storage portion of Water Right No. 36-16982 in the amount of 945 acre feet. Thus, Water Right No. 36-16982 will need to be allocated proportionally between Grantor and Grantee.
- 9) The Notice of Water Right Change Ownership Form shall allocate all Water Rights consistent with the above.
- 10) All Water Rights will have an equal priority.
- 11) For an abundance of clarity any IDWR Waste Water Rights associated with the Grantor and/or the Land and/or the Seller Retained Property shall be subject to this Agreement. Therefore, any of the Waste Water Rights, including storage of the same which relates to Irrigation and/or Stock Water shall be transferred to the Grantee.
- 12) **Excluded/Retained Water Rights:** *Grantor is retaining: 1) as provided above, the recreational and aesthetic storage portion of Water Right No. 36-16982 in the amount of 945-acre feet; and 2) Any amount of Shares in North Side Canal Company owned by Grantor as of the date hereof.*

Exhibit C to Warranty Deed

11. The Land described herein is located within the boundaries of the American Falls Reservoir District and is subject to any assessments levied thereby.

12. The Land described herein is located within the boundaries of the Hillsdale Irrigation District and is subject to any assessments levied thereby.

13. The Land described herein is located within the district boundaries of the North Side Canal Company, Ltd. and is subject to any assessments levied thereby.

14. Right-of-way for roads, canals, laterals and waste ditches and the rights of access thereto for maintenance of said ditches, dated August 21, 1907, recorded in Book 15 Page 589, records of Jerome County, Idaho.

15. Right of way for ditches, tunnels, telephone, and distribution lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code.

16. Title to, and easements in, any portion of the land lying within any highways, roads, streets, or other ways.

17. An easement, including the terms and provisions thereof, as set forth in a/an Power Line Easement.

Granted to: Idaho Power Company

Recorded: May 19, 1976

Instrument No.: 218641



0006381222



STATE OF IDAHO
Office of the secretary of state, Phil McGrane
ANNUAL REPORT
Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$0.00

For Office Use Only

-FILED-

File #: 0006381222

Date Filed: 8/4/2025 9:56:03 AM

Entity Name and Mailing Address:

Entity Name: ROTH INVESTMENTS, L.L.C.
The file number of this entity on the records of the Idaho Secretary of State is: 0000044344
Address: 539 S 800 E
JEROME, ID 83338-6847

Entity Details:

Entity Status: Active-Existing
This entity is organized under the laws of: IDAHO
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was: W9832

The registered agent on record is:

Registered Agent: DONNA ROTH HABERSETZER
Registered Agent
Physical Address
539 S 800 E
JEROME, ID 83338
Mailing Address
539 S 800 E
JEROME, ID 83338-6847

Limited Liability Company Managers and Members

Name	Title	Business Address
Donna Roth Habersetzer	Manager	840 SIMONS WAY JEROME, ID 83338
John Michael Roth	Manager	539 S 800 E JEROME, ID 83338
Jim Roth	Manager	3869 N 3400 E KIMBERLY, ID 83341

The annual report must be signed by an authorized signer of the entity.

Job Title: Office Manager

Heather L Hilarides

Sign Here

08/04/2025

Date

B1037-1959 08/04/2025 9:56 AM Received by Office of the Idaho Secretary of State



IDAHO DEPARTMENT OF
WATER RESOURCES

Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, ID 83301-5858

Phone: 208-736-3033 • Fax: 208-736-3037 • Email: southerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

April 27, 2026

ROTH INVESTMENTS LLC
539 S 800 E
JEROME ID 83338-6847

Re: Change in Water Right Ownership: 36-8569, 36-4193, 36-16956 (Split into 36-16956 and 36-17364), 36-16957 (Split into 36-16957 and 36-17365), 36-16958 (Split into 36-16958 and 36-17366), 36-16959 (Split into 36-16959 and 36-17367), 36-16960 (Split into 36-16960 and 36-17368), 36-16961 (Split into 36-16961 and 36-17369), 36-16982 (Split into 36-16982 and 36-17370)

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right(s) to you. The Department has modified its records based on the information received and has enclosed a computer-generated report for you.

Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

Please note, the water rights currently identify TRAVIS L THOMPSON as the attorney. If this is no longer correct, the Department can remove and/or update the attorney on the water rights with your written authorization. Identifying an attorney on a water right is not required, but will ensure that they receive copies of any correspondence related to that water right.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at 208-293-9912.

Sincerely,

A handwritten signature in black ink, appearing to read "Tyler Wallace". The signature is fluid and cursive, with the first name "Tyler" and last name "Wallace" clearly distinguishable.

Tyler Wallace
Engineer Associate

Enclosure(s)

c:
MICHAEL J SIRUCEK
TRAVIS L THOMPSON
TITLEONE, BURLEY FILE# 25546013
WATER DISTRICT 130



TitleOne
a title & escrow co.

211 W. 13th St.
Burley, ID 83318
Ph. (208) 881-0087
Fx. (866) 582-7546
www.titleonecorp.com

IDWR
650 Addison Ave. W
Suite 500
Twin Falls, ID 83301

RECEIVED

FEB 04 2026

DEPT. OF WATER RESOURCES
SOUTHERN REGION

Date: 01/29/2026

Escrow No. 25546013

Greetings,

Enclosed please find the following:

- TitleOne Check No. 62882 in the amount of \$750.00
- Notice of Change
- Copy of recorded Quitclaim Deed
- Copy of recorded Warranty Deed

Please make the necessary changes to your records to reflect new ownership and send a receipted copy to TitleOne, PO Box 177, Burley, ID 83318.

Best Regards,
TITLEONE
Ashley Martinkus
Ag Escrow Assistant
AR/am
Enc
FedEx